



## Memorandum

To: Vienna Town Council  
From: Matthew Glassman, Chair of the Planning Commission *mg*  
Meeting Date: April 9, 2025  
Re: Recommendation for Approval – Conditional Use Permit for Specialized Instruction for Colby Fastpitch, 512 Mill Street NE

At its regularly scheduled meeting on April 9, 2025, the Planning Commission considered a request for recommendation to the Board of Zoning Appeals in support of a conditional use permit for specialized instruction at 512 Mill Street NE (Tax Map Parcel 0382 02 0147) for the business known as Colby Fastpitch.

Colby Fastpitch is an existing business that provides softball instruction and has been operating in the same building. The business recently moved to an adjacent tenant space within the building. While there is no change in operations or business model, a new certificate of occupancy triggered the requirement for a conditional use permit under the updated zoning ordinance, as the “specialized instruction” use now requires formal approval in the M Mill District.

Staff confirmed the business is consistent with the Future Land Use Map designation of Industrial and meets all applicable standards outlined in Article 3 of the zoning ordinance. There are no proposed changes that would negatively impact surrounding properties or neighborhood character.

### **PC Recommendation:**

Following discussion, the Planning Commission unanimously voted to recommend approval of the conditional use permit. The motion was made and seconded without conditions.

Motion: Commissioner Kenney

2nd: Commissioner Noble

Roll Call Vote: 7-0

We respectfully forward this recommendation to the Board of Zoning Appeals for its consideration at the April 16, 2025 meeting.